

096.0

0002

0011.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / 883,300

Total Parcel / 883,300

USE VALUE:

883,300 /

883,300

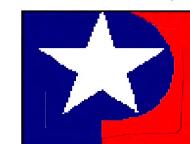
ASSESSED:

883,300 /

883,300

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY


Patriot
 Properties Inc.

No	Alt No	Direction/Street/City
90		FALMOUTH RD W, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: MARRONE STEVEN P	
Owner 2:	
Owner 3:	

Street 1: 90 FALMOUTH ROAD WEST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER
Owner 1: MARRONE STEVEN P-KAHN OLGA -
Owner 2: -
Street 1: 90 FALMOUTH ROAD WEST
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION	
This parcel contains 10,323 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1940, having primarily Wood Shingle Exterior and 2031 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS							
Item	Code	Description	%	Item	Code	Description	
Z	R0	LARGE LOT	100	water			
o				Sewer			
n				Electri			
Census:				Exempt			
Flood Haz:							
D				Topo	2	Above Stree	
s				Street			
t				Gas:			

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10323		Sq. Ft.	Site		0	70.	0.71	4									510,784						510,800	

IN PROCESS APPRAISAL SUMMARY										Legal Description				User Acct	
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value									62817	
101	10323.000	372,500		510,800	883,300									GIS Ref	
														GIS Ref	
														Insp Date	
														11/16/18	

PREVIOUS ASSESSMENT										Parcel ID			
Tax Yr										096.0-0002-0011.0			

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	372,500	0	10,323.	510,800	883,300	883,300	Year End Roll	12/18/2019
2019	101	FV	293,500	0	10,323.	510,800	804,300	804,300	Year End Roll	1/3/2019
2018	101	FV	293,500	0	10,323.	437,800	731,300	731,300	Year End Roll	12/20/2017
2017	101	FV	293,500	0	10,323.	408,600	702,100	702,100	Year End Roll	1/3/2017
2016	101	FV	293,500	0	10,323.	350,300	643,800	643,800	Year End	1/4/2016
2015	101	FV	286,200	0	10,323.	313,800	600,000	600,000	Year End Roll	12/11/2014
2014	101	FV	286,200	0	10,323.	290,400	576,600	576,600	Year End Roll	12/16/2013
2013	101	FV	286,200	0	10,323.	276,900	563,100	563,100		12/13/2012

SALES INFORMATION										TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes								
MARRONE STEVEN	45307-530		6/20/2005	Family		1	No	No									
	15082-80		6/1/1983			1	No	No	A								

BUILDING PERMITS										ACTIVITY INFORMATION			
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name
6/20/2013	903	Re-Roof	10,640							11/16/2018	MEAS&NOTICE	CC	Chris C
										5/1/2014	External Ins	PC	PHIL C
										7/11/2013	Info Fm Prmt	EMK	Ellen K
										2/13/2009	Meas/Inspect	372	PATRIOT
										10/18/1999	Meas/Inspect	256	PATRIOT
										7/22/1991		JK	

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 6 - Colonial	2A - 2 Sty +Attic	1	Rating: Average	Full Bath: 1	A Bath:	Rating:	OF = 2 SINKS IN BMT.	15	WDK (48)	6	8	9									
(Liv) Units: 1	Total: 1			3/4 Bath:		Rating:															
Foundation: 2 - Conc. Block				A 3QBth:		Rating:															
Frame: 1 - Wood				1/2 Bath: 1		Rating: Average															
Prime Wall: 1 - Wood Shingle				A HBth:		Rating:															
Sec Wall:		%		OthrFix: 2		Rating: Fair															
Roof Struct: 1 - Gable				OTHER FEATURES																	
Roof Cover: 1 - Asphalt Shgl				Kits: 1		Rating: Average	1st Res Grid	Desc: Line 1	# Units: 1												
Color: GREY				A Kits:		Rating:	Level	FY LR DR D K FR RR BR FB HB L O													
View / Desir:				Fpl: 1		Rating: Average	Other														
GENERAL INFORMATION				WSFlue:		Rating:	Upper														
Grade: B- - Good (-)							Lvl 2														
Year Blt: 1940	Eff Yr Blt:						Lvl 1														
Alt LUC:	Alt %:						Lower														
Jurisdct:	Fact: .						Totals	RMS: 9	BRs: 4	Baths: 1	HB: 1										
Const Mod:																					
Lump Sum Adj:																					
INTERIOR INFORMATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN									
Avg Ht/FL: STD				Location:			Exterior:	No Unit	RMS	BRS	FL										
Prim Int Wall: 2 - Plaster				Total Units:			Interior:	1	9	4											
Sec Int Wall:		%		Floor:			Additions:														
Partition: T - Typical				% Own:			Kitchen:														
Prim Floors: 3 - Hardwood				Name:			Baths:														
Sec Floors:		%					Plumbing:														
Bsmnt Flr: 12 - Concrete							Electric:														
Subfloor:							Heating:														
Bsmnt Gar: 1							General:														
Electric: 3 - Typical																					
Insulation: 2 - Typical																					
Int vs Ext: S																					
Heat Fuel: 1 - Oil																					
Heat Type: 5 - Steam																					
# Heat Sys: 1																					
% Heated: 100		% AC:																			
Solar HW: NO	Central Vac: NO																				
% Com Wall	% Sprinkled:																				
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:									
SPEC FEATURES/YARD ITEMS				PARCEL ID 096.0-0002-0011.0								IMAGE									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc			
More: N	Total Yard Items:					Total Special Features:								Total:							